

Washingtonville Central School District

**2015**  
**Capital Bond Project**  
**Presentation**

**8/17/15**



# Washingtonville Central School District

- **Economic Recession**
- **Hurricanes Lee and Irene**
- **Tax Cap Law**
  - **Result**
    - **No building propositions**
    - **Trouble maintaining student programs**

# Washingtonville Central School District

- **Completed the 2015 BCS \$125M\***
- **WCSD is behind 2 cycles of propositions**
- **Upgrades now critical**

•\$125,000,000 indicated preliminary draft BCS amount from Keystone Associates,  
final BCS document identified \$133,485,704 for future consideration by the District.

# Washingtonville Central School District

## **District Action**

- **2014 re-convened Facilities Committee – open to community and school personnel**

## **Identified Goals**

- **Level 1 infrastructure**
- **Remove portables**
- **Full day Kindergarten**
- **Flood mitigation where possible**

# Washingtonville Central School District

- **Facilities Committee Presented 6 Options to BOE in May, 2015**
- **In June BOE narrowed options down to 1**
- **Project Finalized in July BOE Meeting**
- **August BOE votes on the resolution for an October vote**

# Washingtonville Central School District

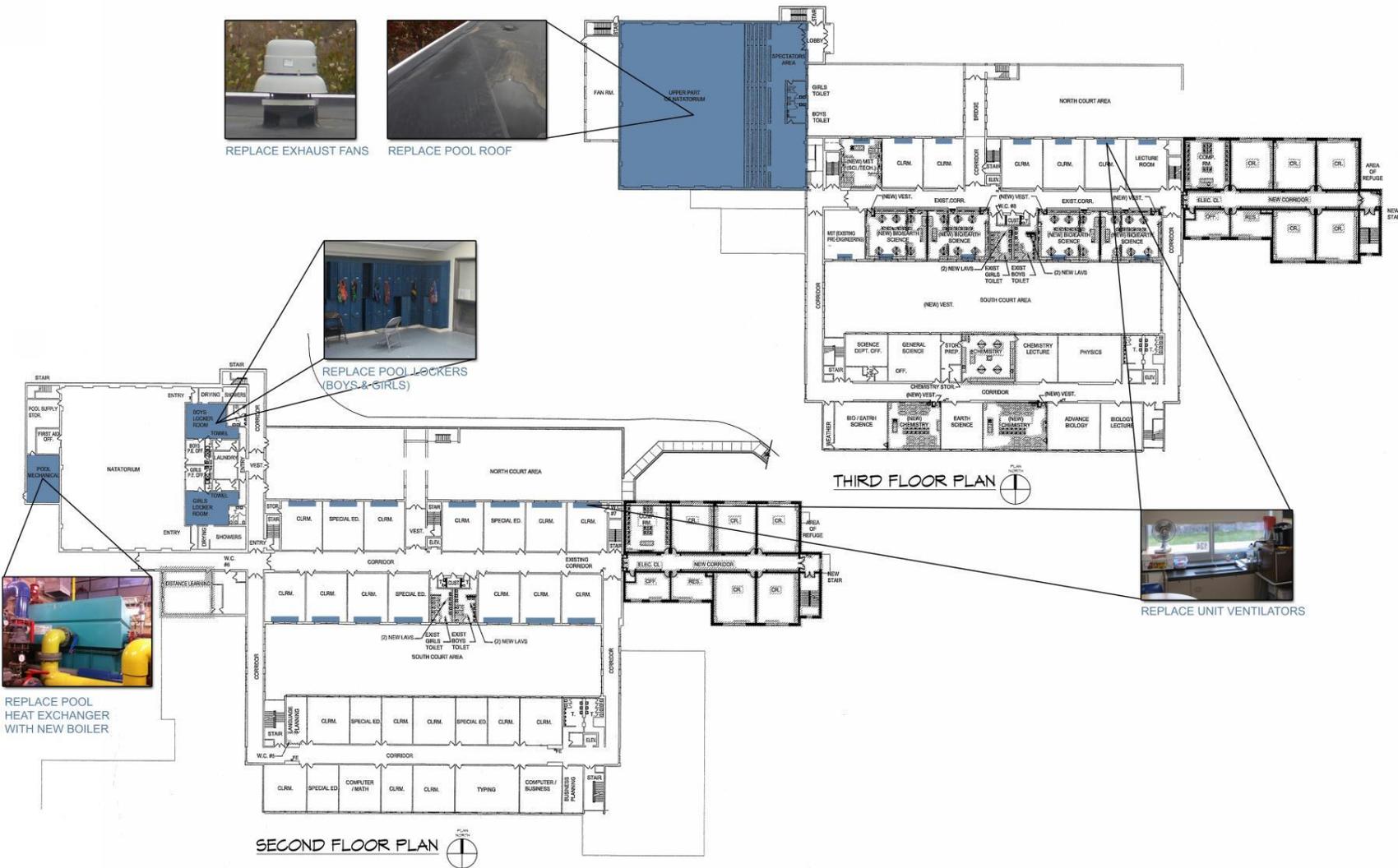
## Funding Sources

- **Good time with**
  - **Smart Bond**
  - **Capital Reserve**
  - **Building Aid**

# Washingtonville High School – Infrastructure

- **Repair Gym Wall Crack**
- **Reconstruct Track Surface**
- **Athletic Field Upgrades**
- **Add Additional Gym Wall Pads**
- **Replace Pool Lockers**
- **Replace Pool Roof**
- **Replace Gym Floor**
- **Re-grade Drainage Along Tennis courts**
- **Replace Tennis Courts**
- **Replace/Relocate Multi-Zone AHU's**
- **Replace/Relocate Single Zone AHU's**
- **Replace Unit Ventilators**
- **Replace (1) Boiler**
- **Replace Exhaust Fans**
- **Relocate Heating Pipes and Pumps**
- **Asbestos Abatement at Mechanical Piping/AHU's**
- **Replace Air Cooled Chiller and Pumps**
- **Replace Pool Heat Exchanger with Boiler**
- **Upgrade Fire Alarm Devices**
- **Replace Paving Upper North Parking Lot**

# Washingtonville High School – Existing Conditions



WASHINGTONVILLE CENTRAL SCHOOL DISTRICT  
PROPOSED CAPITAL PROJECT

AUGUST 17, 2015

HIGH SCHOOL



KA PROJECT 2269.22114.3

# Washingtonville High School - Sequencing

## Phase 1

**Const. Document Production 10/15 – 2/16**

**SED Review 2/16 – 4/16**

**Bid/Award 4/16 – 5/16**

**Const. 6/16 – 9/16**

- Repair Gym Wall Crack
- Reconstruct Track Surface
- Athletic Field Upgrades
- Gym Wall Pads
- Replace Pool Roof
- Replace Pool Lockers
- Replace Gym Floors
- Tennis Court Drainage
- Replace Tennis Courts

## Phase 2

**Const. Document Production 9/16 – 3/17**

**SED Review 3/17 – 9/17**

**Bid/Award 11/17 – 1/18**

**Const. 6/18 – 9/18 & 6/19 - 9/19**

- Replace (1) Boiler
- Multi-Zone AHU's
- Single-Zone AHU's
- Replace Unit Ventilators
- Replace Exhaust Fans
- Heating Pipes and Pumps
- Replace Chiller
- Abatement at Mechanical Piping
- Pool Heat Exchanger
- Upgrade Fire Alarm Devices
- Replace Paving Upper North

# Washingtonville High School - Budget



## Washingtonville High School Budget Summary

Washingtonville High School Infrastructure	Construction Cost Total	Project Cost Total
Repair Gym Wall Crack	\$20,572	\$28,038
Reconstruct Track Surface	\$585,856	\$798,463
Athletic Field Upgrades	\$51,747	\$70,526
Add Additional Gym Wall Pads	\$18,087	\$24,651
Replace Pool Lockers	\$51,864	\$70,685
Replace Gym Floor	\$286,721	\$390,772
Replace Pool Roof	\$265,400	\$361,714
Re-grade Drainage Along Tennis Courts	\$39,536	\$53,884
Replace Tennis Courts	\$397,856	\$542,238
Replace (1) Boiler	\$256,941	\$386,871
Replace/Relocate Multi-Zone AHU's	\$1,550,181	\$2,334,077
Replace/Relocate Single Zone AHU's	\$3,507,977	\$5,281,891
Replace Unit Ventilators	\$489,638	\$737,238
Replace Exhaust Fans	\$61,252	\$92,226
Relocate Heating Pipes and Pumps	\$110,935	\$167,033
Asbestos Abatement at Mechanical Piping/AHU's	\$384,038	\$578,238
Replace Air Cooled Chiller and Pumps	\$320,111	\$481,985
Replace Pool Heat Exchanger with Boiler	\$127,702	\$192,278
Upgrade Fire Alarm Devices	\$80,852	\$121,737
Replace Paving Upper North Parking Lot	\$594,456	\$895,061
<b>Infrastructure Estimated Cost Sub Total</b>	<b>\$9,201,722</b>	<b>\$13,609,604</b>
<b>Washingtonville High School</b>	<b>Total</b>	<b>\$9,201,722</b>
		<b>\$13,609,604</b>

# Washingtonville Middle School - Infrastructure

- **New Electrical Service**
- **Replace Interior Electrical Distribution**
- **Replace Auditorium Stage Lighting**
- **Replace Drain Room 200**
- **Storm Drain Allowance**
- **Replace Boilers**
- **Replace Cafeteria 'A' AHU**
- **Replace Auditorium Blower/AHU w/Rooftop Unit**
- **Replace Gymnasium/Cafeteria Blower/AHU**
- **Replace Cafeteria 'B'/(2) Gymnasium AHU's**
- **Replace Unit Ventilators-Ground Floor**
- **Expand Fire Alarm Coverage**

# Washingtonville Middle School – Existing Conditions

REPLACE UNIT VENTILATORS



REPLACE GYMNASIUM AHUs

- GENERAL ITEMS
- EXPAND FIRE ALARM COVERAGE
  - STORM DRAIN ALLOWANCE
  - REPLACE CAFETERIA BLOWERS/AHUs
  - REPLACE INTERIOR ELECTRICAL DISTRIBUTION



REPLACE AUDITORIUM AHU WITH ROOFTOP UNIT



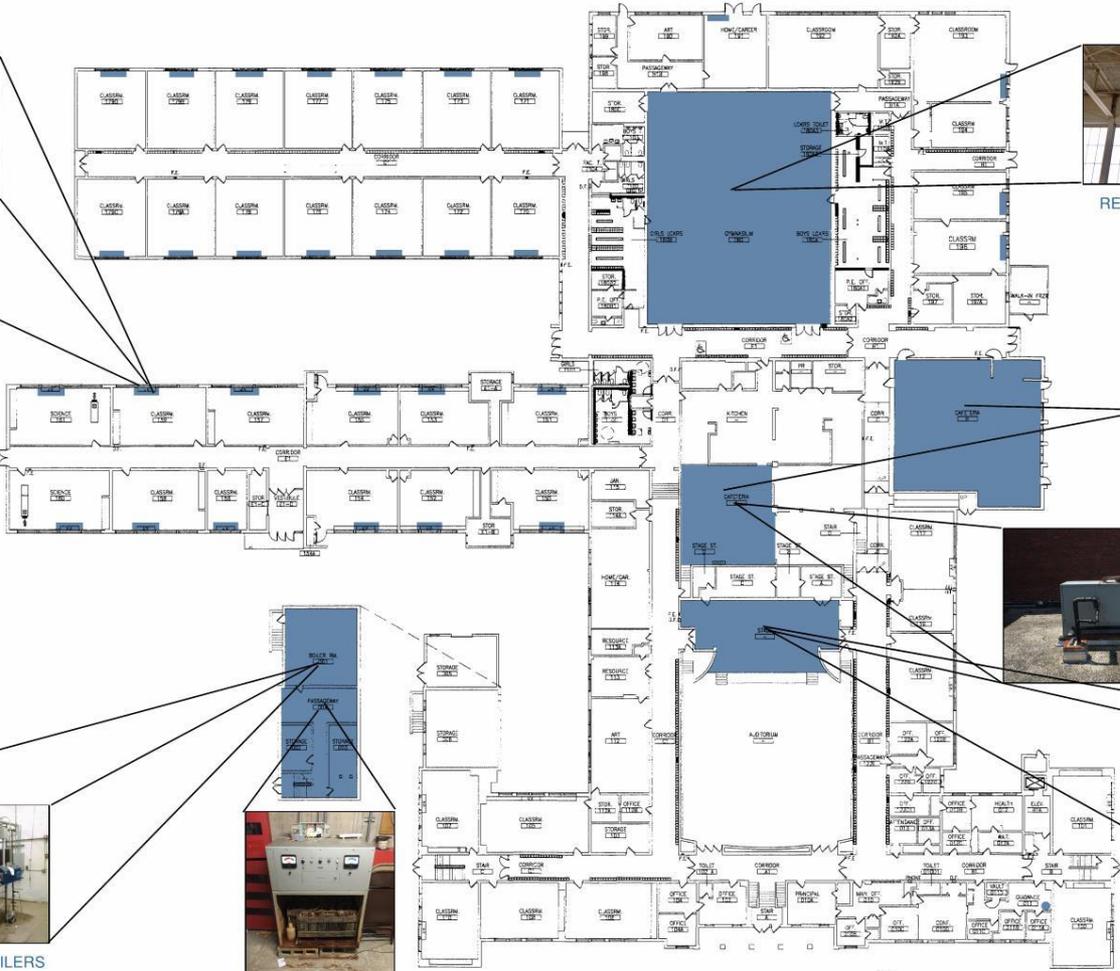
REPLACE AUDITORIUM STAGE LIGHTING



REPLACE/RELOCATE BOILERS



NEW/RELOCATED ELECTRICAL SERVICE



FIRST FLOOR PLAN

REPLACE ROOF DRAIN/LEADER



WASHINGTONVILLE CENTRAL SCHOOL DISTRICT  
PROPOSED CAPITAL PROJECT

AUGUST 17, 2015

MIDDLE SCHOOL



KA PROJECT 2269.22114.3

# Washingtonville Middle School - Sequencing

## Phase 1

Const. Document Production 2/16 – 8/16

SED Review 8/16 – 2/17

Bid/Award 3/17 – 4/17

Const. 6/17 – 9/17

- New Electrical Service
- Interior Electrical Distribution
- Replace Auditorium Stage Lighting
- Replace Drain Room 200
- Storm Drain Allowance
- Replace Boilers
- Replace Cafeteria 'A' AHU
- Auditorium Blower/AHU
- Gymnasium/Cafeteria Blower/AHU
- Cafeteria 'B'/(2) Gymnasium AHU's
- Replace Unit Ventilators-Ground Floor
- Expand Fire Alarm Coverage

# Washingtonville Middle School - Budget



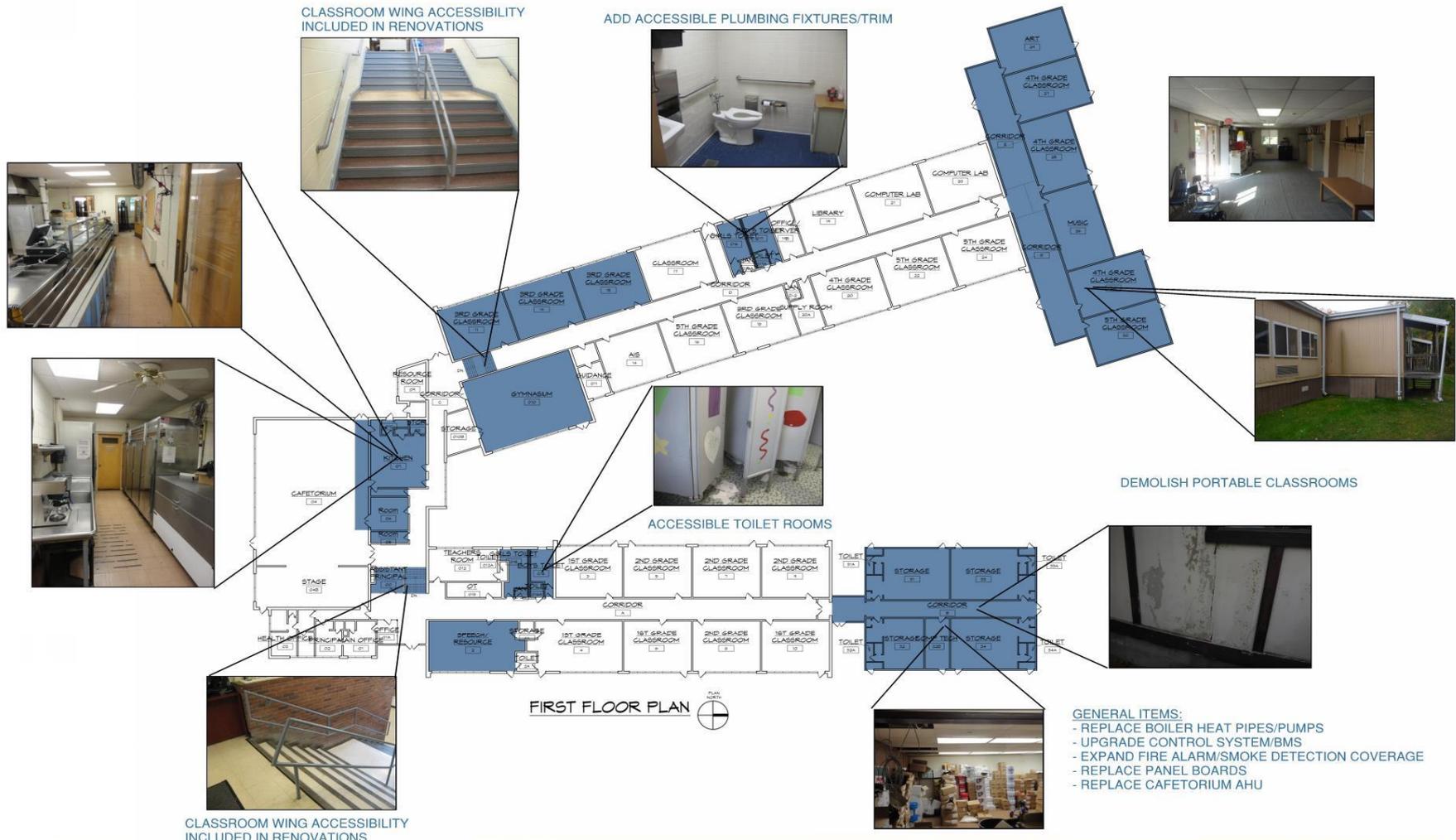
## Washingtonville Middle School Budget Summary

<b>Washingtonville Middle School Infrastructure</b>	<b>Construction Cost Total</b>	<b>Project Cost Total</b>
New Electrical Service	\$552,300	\$788,574
Replace Interior Electrical Distribution	\$347,760	\$496,532
Replace Auditorium Stage Lighting	\$128,438	\$183,384
Replace Drain Room 200	\$10,500	\$14,992
Storm Drain Allowance	\$52,500	\$74,960
Replace Boiler	\$1,058,698	\$1,511,609
Replace Cafeteria 'A' AHU	\$122,726	\$175,228
Replace Auditorium Blower/AHU w/Rooftop Unit	\$344,934	\$492,497
Replace Gymnasium/Cafeteria Blower/AHU	\$110,664	\$158,006
Replace Cafeteria 'B'/(2) Gymnasium AHU's	\$142,141	\$202,949
Replace Unit Ventilators-Ground Floor	\$340,152	\$485,669
Expand Fire Alarm Coverage	\$81,218	\$115,963
<b>Infrastructure Estimated Cost Sub Total</b>	<b>\$3,292,031</b>	<b>\$4,700,362</b>
<b>Washingtonville Middle School</b>	<b>Total</b>	<b>\$3,292,031</b>
		<b>\$4,700,362</b>

# Little Britain Elementary School - Infrastructure

- **Add Accessible Plumbing Fixtures/Trim**
- **Replace Boiler Heat Pipes and Pumps**
- **Upgrade Control System/BMS**
- **Expand Fire Alarm/Smoke Detection Coverage**
- **Accessible Toilet Rooms**
- **Classroom Wing Accessibility included with Renovations**
- **Add UG Electrical Distribution**
- **Replace Back Door Asphalt**
- **Replace Cafetorium & Service Road Asphalt**
- **Replace Panel Boards**
- **Replace Gymnasium AHU**

# Little Britain Elementary School – Existing Conditions





# Little Britain Elementary School – Sequencing

**Const. Document Production 10/15 – 6/16**

**SED Review 6/16 – 1/17**

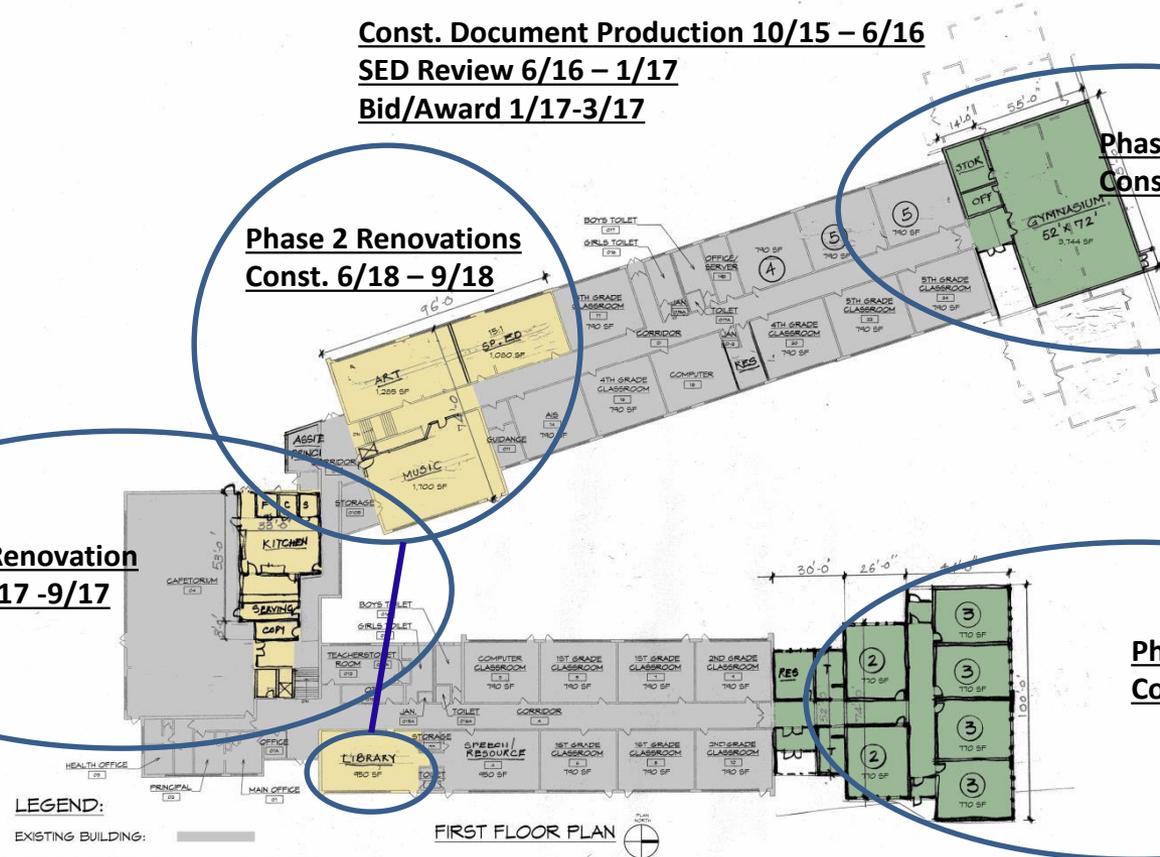
**Bid/Award 1/17-3/17**

**Phase 2 Renovations  
Const. 6/18 – 9/18**

**Phase 2 Construction  
Const. 3/18 – 9/18**

**Phase 1 Renovation  
Const. 6/17 -9/17**

**Phase 1 Construction  
Const. 5/17 – 12/17**



**LEGEND:**  
 EXISTING BUILDING: [Grey Box]  
 RENOVATED SPACES: [Yellow Box] 8,550 SF  
 NEW CONSTRUCTION: [Green Box] 12,500 SF



**WASHINGTONVILLE CENTRAL SCHOOL DISTRICT**    **LITTLE BRITAIN ELEMENTARY**  
**PROPOSED CAPITAL PROJECT**

AUGUST 17, 2015

KA PROJECT 2269.22114.3



# Little Britain Elementary School – Budget



## Little Britain Elementary School Budget Summary

Little Britain Elementary School Infrastructure	Construction Cost Total	Project Cost Total
Add Accessible Plumbing Fixtures/Trim	\$26,832	\$39,007
Replace Boiler Heat Pipes and Pumps	\$206,783	\$300,613
Upgrade Control System/BMS	\$179,837	\$261,440
Expand Fire Alarm/Smoke Detection Coverage	\$51,122	\$74,319
Accessible Toilet Rooms	\$106,313	\$154,554
Classroom Wing Accessibility included with Renovations	\$0	\$0
Add UG Electrical Distribution	\$351,467	\$510,949
Replace Back Door Asphalt	\$18,785	\$27,309
Replace Cafetorium & Service Road Asphalt	\$87,586	\$127,329
Replace Panel boards	\$159,758	\$232,250
Replace Gymnasium AHU	\$183,795	\$267,194
<b>Infrastructure Estimated Cost Sub Total</b>	<b>\$1,372,278</b>	<b>\$1,994,963</b>
<b>Additions</b>		
Replace Portable Classrooms Gymnasium	\$1,601,398	\$2,328,048
Replace Portable Classrooms 2nd & 3rd Grade	\$2,441,974	\$3,486,650
<b>Additions Estimated Cost Sub Total</b>	<b>\$4,043,372</b>	<b>\$5,814,699</b>
<b>Renovations</b>		
Kitchen Renovation includes (1) ADA Lift	\$803,308	\$1,146,963
Corridors/Circulation	\$110,000	\$159,914
Art/Music/Special Education includes (1) ADA Lift	\$782,398	\$1,167,885
Library	\$204,125	\$296,749
<b>Renovations Estimated Cost Sub Total</b>	<b>\$1,899,831</b>	<b>\$2,771,511</b>
<b>Total</b>	<b>\$7,315,481</b>	<b>\$10,581,173</b>

# Round Hill Elementary School - Infrastructure

- **Add OSHA Skylight Guards**
- **Replace Rooftop AC**
- **Replace AH System**
- **Replace Exhaust Fans**
- **Replace Ductwork/VAV**
- **Upgrade HVAC Controls**
- **Expand Fire Alarm Coverage**
- **Abate PACM Pipe Insulation**
- **Reconstruct Road & Bus Loop**
- **Reconstruct SW/N Parking Lot**
- **Replace NE Asphalt Sidewalk**
- **Repair Foundation Drainage**
- **Replace Boiler Heating Pipes and Pumps**

# Round Hill Elementary School – Existing Conditions



REPLACE EXHAUST FANS



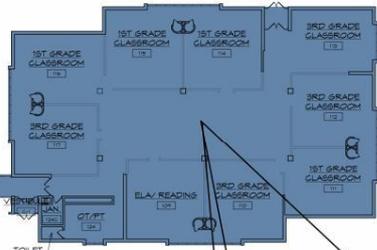
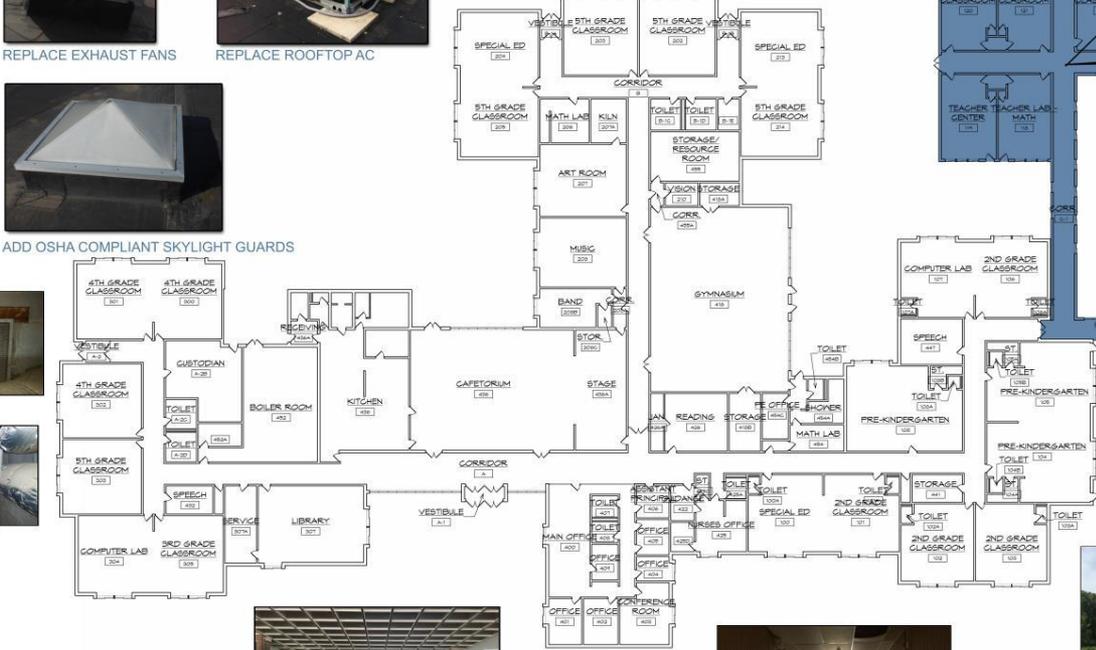
REPLACE ROOFTOP AC



ADD OSHA COMPLIANT SKYLIGHT GUARDS



DEMOLISH PORTABLE CLASSROOMS



DEMOLISH OPEN CLASSROOM WING



FIRST FLOOR PLAN 

- GENERAL ITEMS:
- REPLACE AH SYSTEM
  - REPLACE DUCTWORK/VAV
  - UPGRADE HVAC CONTROLS
  - EXPAND FIRE ALARM COVERAGE
  - ABATE PACM PIPE INSULATION
  - REPLACE BOILER HEATING PIPES AND PUMPS

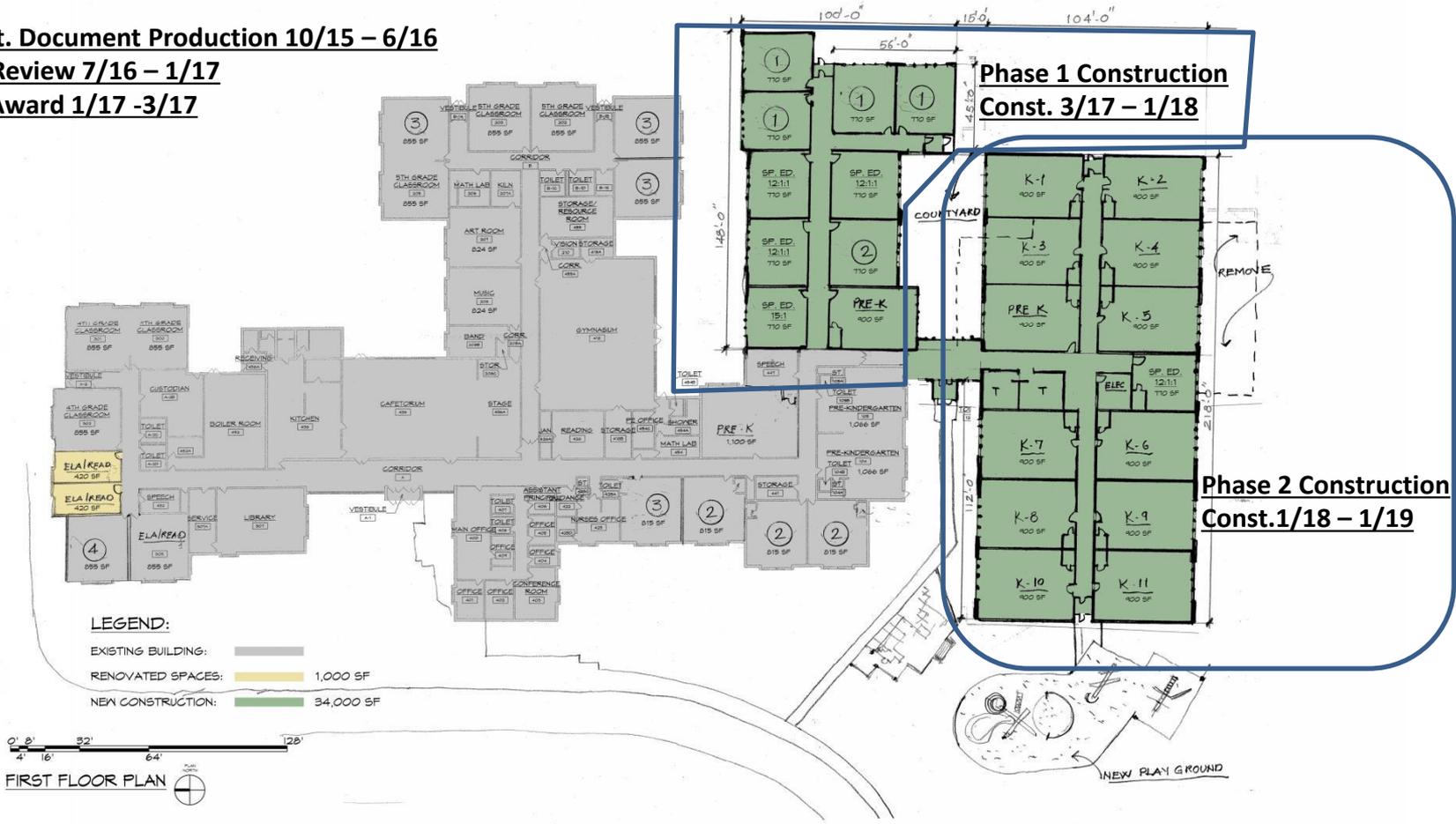


# Round Hill Elementary School – Additions and Renovations



# Round Hill Elementary School - Sequencing

**Const. Document Production 10/15 – 6/16**  
**SED Review 7/16 – 1/17**  
**Bid/Award 1/17 -3/17**



WASHINGTONVILLE CENTRAL SCHOOL DISTRICT  
 PROPOSED CAPITAL PROJECT

AUGUST 17, 2015

ROUND HILL ELEMENTARY

KA PROJECT 2269.22114.3



# Round Hill Elementary School – Budget



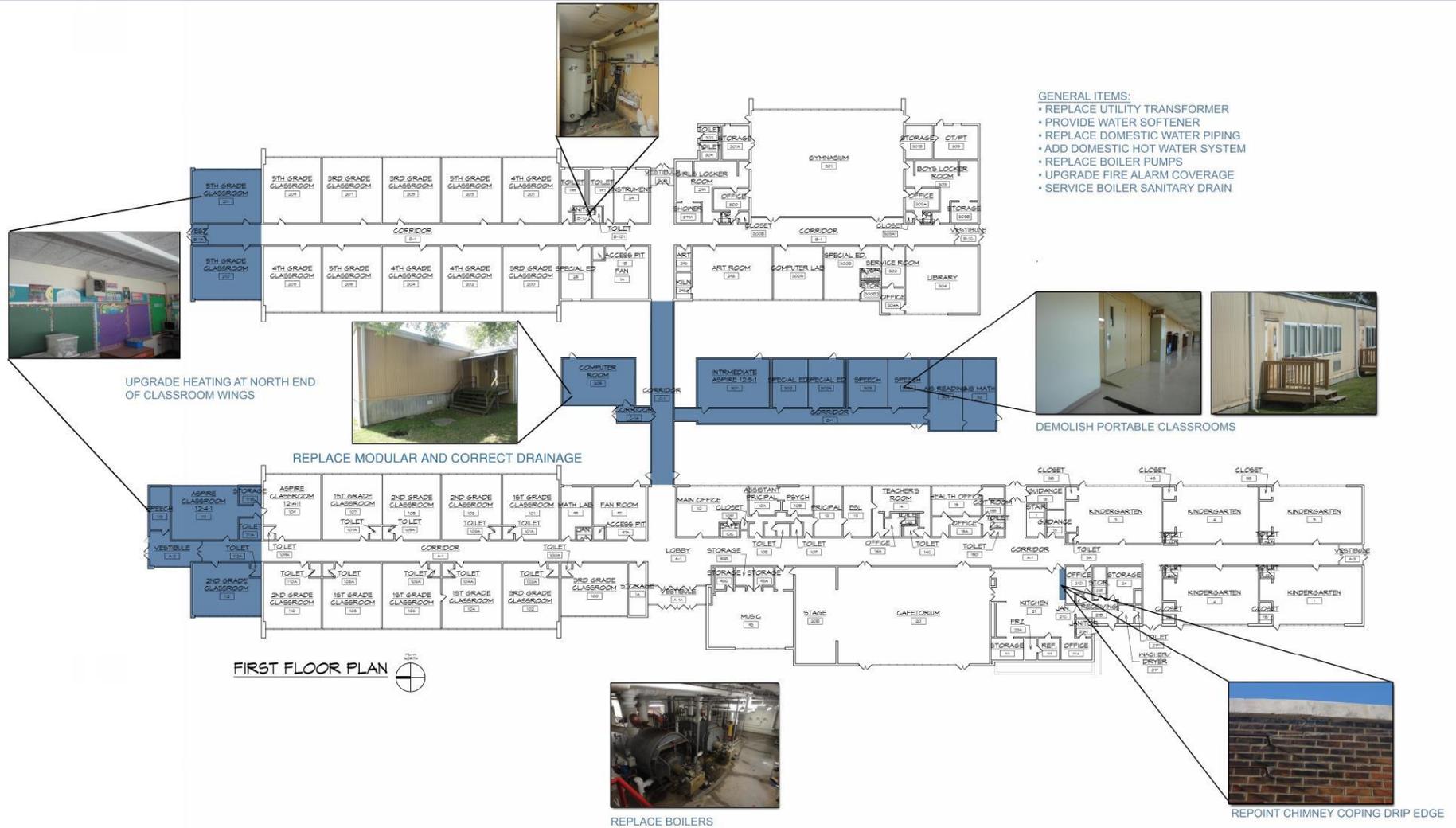
## Round Hill Elementary School Budget Summary

Round Hill Elementary School Infrastructure	Construction Cost Total	Project Cost Total
Add OSHA Skylight Guards	\$58,262	\$89,236
Replace Rooftop AC	\$138,768	\$212,543
Replace AH System	\$2,000,408	\$3,063,905
Replace Exhaust Fans	\$40,008	\$61,278
Replace Ductwork/VAV	\$807,995	\$1,237,557
Upgrade HVAC Controls	\$238,127	\$364,725
Expand Fire Alarm Coverage	\$54,411	\$83,338
Abate PACM Pipe Insulation	\$174,569	\$267,377
Reconstruct Road & Bus Loop	\$566,675	\$867,942
Reconstruct SW/N Parking Lot	\$248,440	\$380,521
Replace NE Asphalt Sidewalk	\$13,054	\$19,994
Repair Foundation Drainage	\$24,972	\$38,248
Replace Boiler Heating Pipes and Pumps	\$62,033	\$95,012
<b>Infrastructure Estimated Cost Sub Total</b>	<b>\$4,427,722</b>	<b>\$6,781,676</b>
<b>Additions</b>		
1st & 2nd Grade Addition	\$3,600,116	\$5,233,705
Kindergarten Addition	\$7,354,731	\$11,264,800
<b>Additions Estimated Cost Sub Total</b>	<b>\$10,954,847</b>	<b>\$16,498,505</b>
<b>Renovations</b>		
ELA Renovations	\$177,058	\$257,400
<b>Renovations Estimated Cost Sub Total</b>	<b>\$177,058</b>	<b>\$257,400</b>
<b>Round Hill Elementary School</b>	<b>Total</b>	<b>\$15,559,627</b>
		<b>\$23,537,581</b>

# Taft Elementary School - Infrastructure

- **Replace Utility Transformer**
- **Investigate/Repair Courtyard Drainage**
- **Clean/Regrade NE Parking Lot Swale**
- **Repoint Chimney Coping Drip Edge**
- **Provide Water Softener**
- **Replace Domestic Water Piping**
- **Add Domestic Hot Water System**
- **Replace Boilers**
- **Replace Boiler Pumps**
- **Upgrade Fire Alarm Coverage**
- **Upgrade Heating at North End Classroom Wing**
- **Service Boiler Sanitary Drain**

# Taft Elementary School – Existing Conditions



# Taft Elementary School – Additions and Renovations



**LEGEND:**

- EXISTING BUILDING:
- RENOVATED SPACES:  11,250 SF
- NEW CONSTRUCTION:  3,800 SF

**FIRST FLOOR PLAN**



WASHINGTONVILLE CENTRAL SCHOOL DISTRICT  
PROPOSED CAPITAL PROJECT

AUGUST 17, 2015

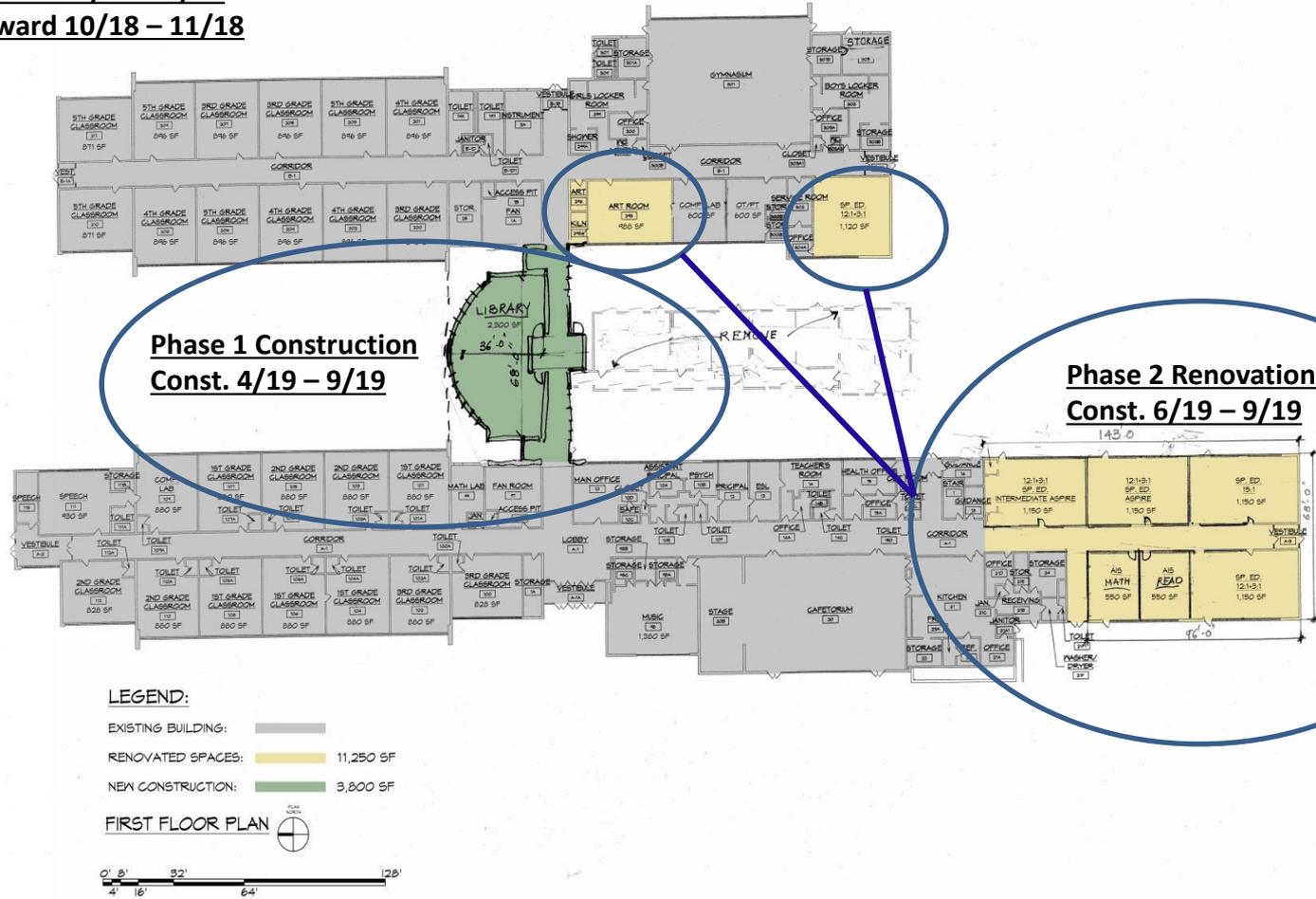
TAFT ELEMENTARY

KA PROJECT 2269.22114.3



# Taft Elementary School – Sequencing

**Const. Document Production 7/16 – 2/17**  
**SED Review 3/17 – 9/17**  
**Bid/Award 10/18 – 11/18**



WASHINGTONVILLE CENTRAL SCHOOL DISTRICT  
 PROPOSED CAPITAL PROJECT

AUGUST 17, 2015

TAFT ELEMENTARY

KA PROJECT 2269.22114.3



# Taft Elementary School – Budget



## Taft Elementary School Budget Summary

<b>Taft Elementary School Infrastructure</b>	<b>Construction Cost Total</b>	<b>Project Cost Total</b>
Replace Utility Transformer	\$84,935	\$132,295
Investigate/Repair Courtyard Drainage	\$41,676	\$64,915
Clean/Regrade NE Parking Lot Swale	\$18,072	\$28,149
Repoint Chimney Cracks	\$12,448	\$19,389
Add Chimney Coping Drip Edge	\$7,910	\$12,321
Provide Water Softener	\$26,250	\$40,887
Replace Domestic Water Piping	\$327,844	\$510,650
Add Domestic Hot Water System	\$176,418	\$274,789
Replace Boiler	\$447,535	\$697,081
Replace Boiler Pumps	\$83,044	\$129,349
Upgrade Fire Alarm Coverage	\$55,207	\$85,990
Upgrade Heating at North End Classroom Wing	\$103,950	\$161,913
Service Boiler Sanitary Drain	\$26,250	\$40,887
<b>Infrastructure Estimated Cost Sub Total</b>	<b>\$1,411,539</b>	<b>\$2,198,613</b>
<b>Additions</b>		
Library Additions	\$1,542,812	\$2,403,084
<b>Additions Estimated Cost Sub Total</b>	<b>\$1,542,812</b>	<b>\$2,403,084</b>
<b>Renovations</b>		
Art/Aspire	\$369,746	\$575,916
Special Ed./Speech/Computer/Math/Reading	\$1,533,668	\$2,388,841
<b>Renovations Estimated Cost Sub Total</b>	<b>\$1,903,414</b>	<b>\$2,964,758</b>
<b>Taft Elementary School</b>	<b>Total</b>	<b>\$4,857,765</b>
		<b>\$7,566,455</b>

# District Bond Budget Summary

6/30/2015



## Washingtonville Central School District Bond Budget Summary

<b>Bond</b>	<b>Infrastructure</b>	<b>Renovations</b>	<b>Additions</b>	<b>Estimated Project Total</b>
Washingtonville High School	\$13,609,604	\$0	\$0	\$13,609,604
Washingtonville Middle School	\$4,700,362	\$0	\$0	\$4,700,362
Little Britain Elementary School	\$1,994,963	\$2,771,511	\$5,814,699	\$10,581,173
Round Hill Elementary School	\$6,781,676	\$257,400	\$16,498,505	\$23,537,581
Taft Elementary School	\$2,198,613	\$2,964,758	\$2,403,084	\$7,566,455
<b>Estimated Total</b>	<b>\$29,285,218</b>	<b>\$5,993,669</b>	<b>\$24,716,288</b>	<b>\$59,995,174</b>

**District  
Facility Plan 2015  
Finance**

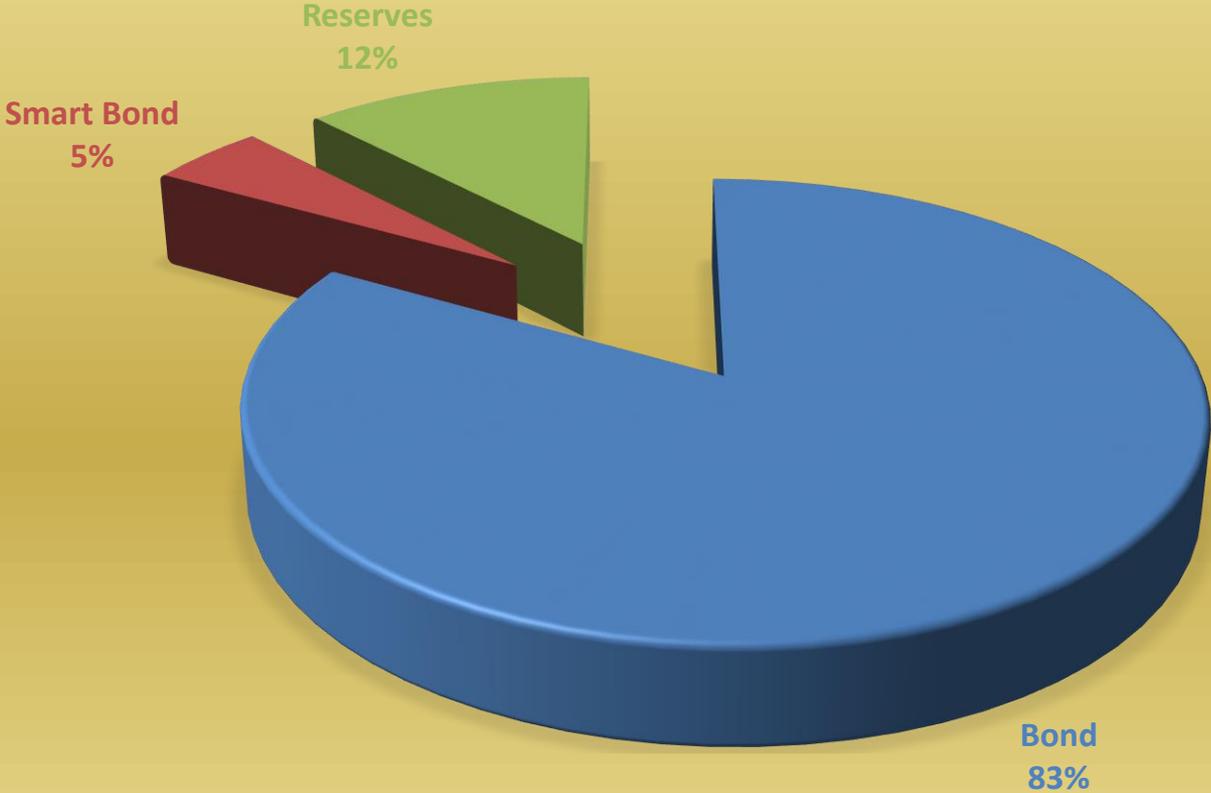
# Financing Debt Assuming the Following

- **Issue One Year BANS in 2017 @ 1.5% - \$25,000,000 –  
– Interest payment only in 2018**
- **Issue One Year BANS in 2018 @ 1.5% - \$51,300,000-  
– Principle Payment \$1,900,000    Interest Payment  
\$769,500**
- **Bond issued in 2019 for \$51,300,000**
- **State Aid Ratio 72.8%**
- **Project 90% Aidable**
- **State Amortization rate is currently 2.25%**

# Funding the Project

- Construction Total \$59,995,174
  - Smart Bond \$ 2,862,021
  - Bond \$50,100,000
  - Capital Reserve \$ 7,033,153

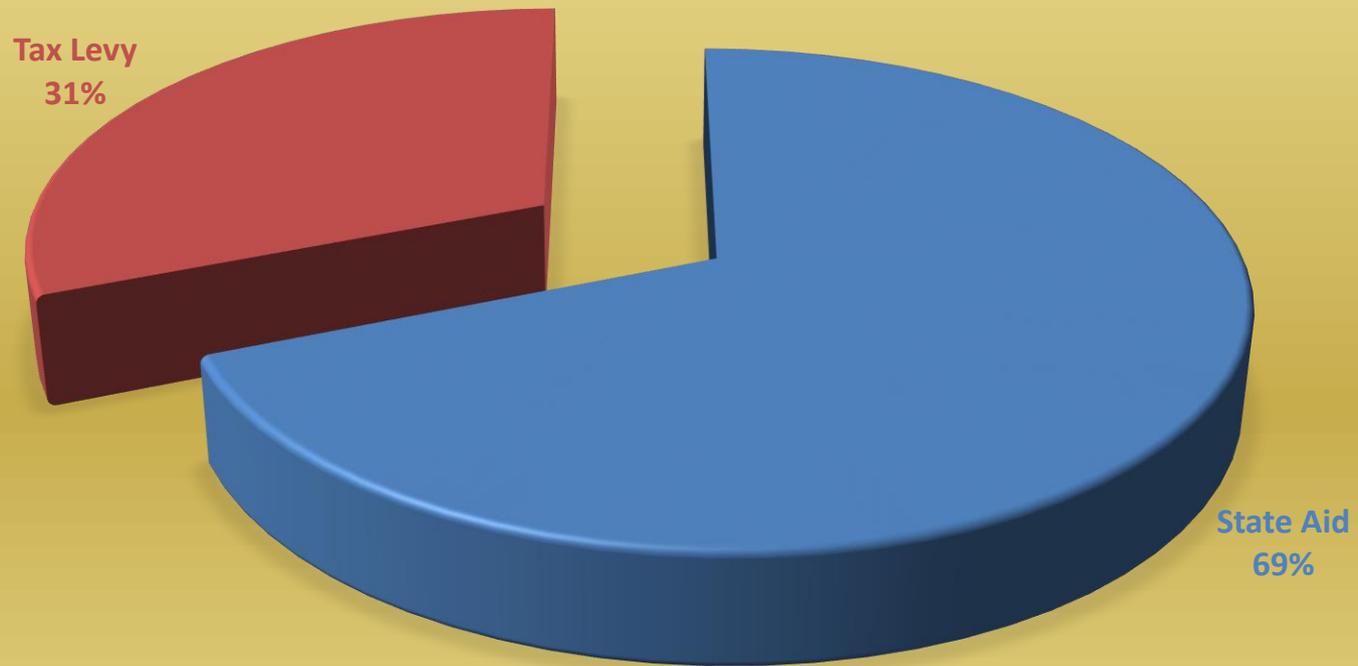
# Construction Costs



# Financing the Bond

- State Aid Ratio 72.8%
- Based on 90% of the Project being Aidable
- BAN (Bond Anticipation Notes) during Construction
- Principal and Interest Payment \$69,004,500

# Financing the Bond



# Tax Implications

Fiscal Year	Debt Service	State Aid	District Share	Tax Implication %
2018-2019	375,000	0.0	375,000	0.70%
2019-2020	1,969,500	0.0	1,969,500	2.98%
2020-2021	5,946,000	3,169,686	2,776,314	1.51%
2021-2022	4,824,000	3,169,686	1,654,314	-2.10%
2022-2023	4,704,000	3,169,686	1,534,314	-0.22%
2023-2024	4,584,000	3,169,686	1,414,314	-0.22%
2024-2025	4,464,000	3,169,686	1,294,314	-0.22%
2025-2026	4,834,000	3,169,686	1,664,314	0.69%
2026-2027	4,694,000	3,169,686	1,524,314	-0.26%
2034-2035		3,169,686	502,314	-0.06%
Totals	\$69,004,500	\$47,545,290	\$21,459,210	0.924%
		68.9%		

# Q & A

